
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Property Address:	1622 14th Street, NW	Agenda
Landmark/District:	14th Street Historic District	X Consent Calendar
		X Concept Review
Meeting Date:	June 28, 2012	X Alteration
H.P.A. Number:	12-351	New Construction
Staff Reviewer:	Steve Callcott	Demolition
		Subdivision

Architect J.C. Schaub (Streetsense), representing owner Jon Powell, seeks conceptual design review for façade and side elevation alterations and window replacement to an existing structure, and construction of a one-story pavilion on an adjacent lot in the 14th Street Historic District. The combined property would be used as a restaurant and outdoor dining courtyard.

Property History and Description

1622 14th Street was originally constructed in 1878 as a residential building however its present appearance is the result of an extensive renovation when it was altered for use as a store in the 1920s. In 1926, architect Robert O. Scholz obtained a permit to remodel the building with a new classically-inspired limestone façade with metal windows. The spare, low-relief monumental classical styling is similar to that found on the auto showroom buildings along 14th Street. Scholz was the architect of many apartment and commercial buildings in Washington in the stripped classical and Art Deco styles; he is perhaps best known as the architect of Alban Towers.

Proposal

The project includes replacing the existing one-story projecting storefront and metal framed windows with new steel framed units to match the original condition. On the vacant site, a one-story metal-framed glass pavilion would be constructed at the rear of the site with a courtyard in front opening to the street. Entrance to the restaurant would be on the side of the building; the former party wall would be modified with a series of double-door openings to the courtyard. The courtyard would be unfenced, enclosed from the sidewalk only by a low planter box at the property line. A focal point of the courtyard would be an outdoor free-standing fire pit.

Evaluation and Recommendation

The storefront and window replacement are consistent in design and character with the original design of the building. As an addition to 1622, the side pavilion would have minimal impact on the street and the historic district, and would be clearly subordinate in size, design and placement. While the best urbanistic solution would be fill the vacant lot with a structure that closed this gap and united the street wall, the courtyard would create a lively outdoors space that is consistent with the spirit and intent of the Uptown Arts District in which the property is located, and would not preclude an infill building from being constructed in this location in the future.

The HPO recommends that the Review Board approve the project in concept as compatible with the character of the historic district and delegate final approval to staff.